

Real Estate News

Operator Buys
Two Big Flats
In 110th St.Natanson Takes Over the St.
Albans and Dartmouth.
12-Story Houses, Between
B'way and Amsterdam Av.

Max N. Natanson purchased from William Ottmann the St. Albans and the Dartmouth, at 509 and 515 West 110th Street, two twelve-story apartment houses, 108x100 each, on the north side of West 110th Street, between Broadway and Amsterdam Avenue. The buildings are laid out in suites of five, six, seven and eight rooms. The properties were held at \$1,500,000 and were sold for cash. Day & Day, Inc., negotiated the transaction.

Y. M. C. A. Controls
Broadway Block
Front for Branch

The Washington Heights branch of the Y. M. C. A. purchased four lots at the southeast corner of Broadway and 183d Street from Dr. Charles V. Paterno. The site measures 105.10 feet on Broadway and 118 feet on 183d Street. Following the destruction by fire of the old frame structure of the Y. M. C. A. on West 155th Street early last year the institution purchased a site for its new home the northeast corner of Broadway and 182d Street, a plot 80.6x110.2.

With the latest acquisition the Y. M. C. A. is now in possession of the entire block on the east side of Broadway, between 182d and 183d streets. The combined properties front 191 feet on Broadway, 110.2 feet on 182d Street and 118 feet on 183d Street, and will be improved with an artistic structure.

Dr. Paterno bought the 183d Street corner a year ago for the purpose of turning it over to a Masonic association to be known as the Temple Club. A clubhouse which was to cost \$300,000 was planned for the property.

Lease Suits in Flats
Mrs. Carter Beggs leased the twelfth floor suite at 400 Park Avenue through Douglas Gibbons & Co.

Albert B. Ashforth, Inc., leased a furnished apartment at 636 Madison Avenue to Mrs. A. M. Barr and an unfurnished apartment, with Terry & Gibson, at 547 Fifth Avenue to Robert Ames.

Butler & Baldwin leased an apartment at 145 East Thirty-fifth Street to Mrs. E. Foster Comery.

REAL ESTATE—SALE OR RENT
Manhattan
SCHOOL—Large private residence, corner; unusual light; fine location and surroundings; equipped with elevator; can be purchased on easy terms, or may be leased for long term.
SLAWSON & HOBBS, 162 W. 72d ST.

Richmond
NEW DORM—Beautiful garden colony for sale, just completed; 7 large rooms, bath, central heating, electric refrigerator, tax exempt, strictly restricted neighborhood. Owner and builder, phone Dongan Hills 1072.

Long Island
UNUSUAL BARGAINS IN IDEAL HOME
sites located in 5-cent fare zone near Jamaica. High class, restricted 40-foot plots; owner will sacrifice, but you must act at once; easy terms if desired. D 907, Tribune.

Westchester
SMALL HOUSE in Westchester County; 3 rooms, bath, servants' quarters; rent for rest of season, or buy with option. H. Fuller, Briarcliff Manor, New York.

New Jersey
A QUAIN LITTLE HOME ON A QUAIN
shady street near a quiet little old-fashioned town, completely equipped for year-round living, less than one hour on the train to N. Y. C., splendid commuting facilities; plot of 1.3 acres shaded by fine old oaks, plenty of flowers and shrubs; completely decorated inside and out and includes all the modern conveniences for comfortable living, six handsome rooms, full bath, private open fireplace; high in the healthy hills, sacrifice for \$1,750 in desirable party, allowing \$750 in easy payment mortgage to remain on property; plot 100 ft. x 150 ft., near country clubs, schools, churches and markets in a refined, exclusive neighborhood; rights for bathing, boating and fishing on privately owned lake with dock. Rural Box 1107, City Hall Station, New York City.

JUST WHAT YOU
HAVE BEEN LOOKING FOR.
Carefully restricted large Building Plot, containing 10 lots (some larger and some smaller), in beautiful neighborhood of fine homes among hills and trees of Colonia, N. J. City improvements and conveniences 40 minutes from New York; 5 minutes to Colonia Station, Main Line Penna. R. R. Prices and terms surprisingly attractive. Assistance in building if needed. Inquire Colonia Building and Development Co., 223 W. 33d St., N. Y. C. Phone Longacre 10123.

SUMMIT, N. J.
\$12,000 for attractive 6-room cottage; easy terms; immediate possession.
EUGENE JOBS-H. F. BECK CO., Realtors, Opp. Station, Summit, N. J.

FREE list of houses for sale and rent. Write VAN WINKLE CO., Rutherford, N. J.

Connecticut
BUILDING LOTS of one or more acres, in the most beautiful part of Eastern Connecticut, overlooking the Shennecossett River; an ideal spot for permanent or summer homes; price reasonable and material furnished free of charge for the foundation of cottages.
Miss K. C. Murphy, Baltic, Conn. R. F. D. 1.

GOOD BUILDING SITES, 75 feet real water frontage, price, \$3,500; 54 minutes from Grand Central station, at 342 Madison Ave., Conn. CULVER & CO., 342 Madison Ave., N. Y. Murray Hill 9190.

GOOD INVESTMENT—23-ACRE FARM; can easily be subdivided into smaller farms. Sacrificed for \$6,000. LEWTH WAITE, Norwalk, Conn. R. D. No. 42.

MORTGAGE MONEY
We Have Special Funds
In Amounts from \$50,000 to \$100,000.
WYOMING FIDELITY CO., INC.
141 Broadway. Tel. Rector 7554.

REAL ESTATE FOR EXCHANGE
RENT \$200,000—HANDSOME BROAD-
WORLD, Wm. H. Peckham, 200 W. 72d St.

APARTMENTS TO LET—FURNISHED
Manhattan
22 E. 45TH ST.—2 rooms and bath; furnished at \$125 per month. Supt.

NEW JERSEY REAL ESTATE
MORTGAGES
We Have Special Funds
In Amounts from \$50,000 to \$100,000.
WYOMING FIDELITY CO., INC.
141 Broadway. Tel. Rector 7554.

THE BEST IN LAKEWOOD
ESTATES
FARM
COUNTRY
COTTAGES
ACRES
SMOCK AGENCY, Inc.
124 E. 2nd ST. LAKEWOOD, N. J.

MANHATTAN REAL ESTATE
32 BROADWAY
ATTRACTIVE OFFICE SPACE.
H. C. BEAVER, on Tremont.
Broad 1501, or Your Own Broker.

QUEENS REAL ESTATE
Kew Gardens, L. I.
Edgewood Smith, Inc., 1 W. 84th St.
Sole Agent. Flitney 2550.

The Queensboro Corporation
50 East 42nd St., Cor. Madison Ave.

In the Auction Room
By Henry Brady
Herman at w. s. 100 ft. n. of 167th st.
village, 10x50; Helen Fuld, agent. Chas.
Caracas at w. s. 100 ft. n. of 167th st.
village, 10x50; to the plaintiff for

Two Yonkers Tracts To-day
The newly formed Kulzer Realty Corporation, with H. and S. Kulke and M. Rosenberg as directors, purchased from Herman Reich the 1108 Intervale Avenue and 873 East 167th Street, northwest corner, two five-story apartment houses, 81.8x90x9 irregular, held at \$115,000.

Eugene J. Bisher Co., Inc. sold for the estate of Dr. George H. McGuire 148 Willis Avenue, a five-story flat with store, 26x100.

Hedwig Fabel sold to Henry Hausman the six-story apartment with two stores, 87.6x92.8x irregular, at 945 and 947 Washington Avenue.

G. Tuoli & Co. sold for Samuel Green to an investor 550 East 180th Street, corner of Lorillard Place, a five-story flat.

The Krantz Realty Garage Company sold to James Crome the four-story flat at 2382 Webster Avenue, 86x100x irregular.

J. Lemie sold for a client to Ada Fredericka Winn the four-story flat at 629 East 195th Street, 24.6x100.

Sale of Yonkers Tracts To-day
Two Yonkers tracts will be sold by Bryan L. Kennedy, Inc., in the Vesey Street salesroom to-day. The properties to be sold consist of twenty-four acres on Warburton and Odell Avenues, and a plot of approximately one acre on the southeast corner of Odell Avenue and Hawley Terrace, adjacent to Warburton Avenue.

Get Quick Return
On 5th Ave. Building
Operators Resell Structure Bought From the Vingt Estate Last Month

Norman S. Riesenfeld and Joseph P. A. O'Donnell, operators, sold 123 Fifth Avenue, a five-story business building, 22.6x100, to Fischein-Fuchs Corporation, restaurateurs, who will occupy the premises after making extensive alterations.

The property was held at 100,000 and was purchased by the seller last month from the Vingt estate.

Y. M. C. A. Controls
Broadway Block
Front for Branch

Purchase 183d St. Corner From Dr. C. V. Paterno Intended for Site of Clubhouse of Masonic Order

You would have created
Jackson Heights

exactly as
we have—

BECAUSE it was planned for you individually and it is restricted to people like you because you appreciate the better homes and social standards that make these garden apartment homes unique in American life.

Jackson Heights

New Elevator Garden Apartment Homes

5 to 10 Rooms—2 to 4 Baths

Tenant-Ownership Plan
Take Subway to Grand Central transfer to Queensboro Subway (Corona Line) to 25th St. (Jackson Heights) Station—(Office Opposite Station)
By Motor—59th via Queensboro Bridge, Jackson Ave. to 25th St.
20 Minutes from Fifth Ave. and 57th St.
THE QUEENSBORO CORPORATION
Manhattan Office, 50 East 42nd St.

REAL ESTATE AT AUCTION

350
BRONX
Subway
Station
LOTS

In 5-Cent Fare Tax Exempt
Zone and to be sold to you
at your own price.

70%
ON
MORTGAGE

TITLE
GUARANTEE
& TRUST CO.
POLICIES
FREE

Hugh J. Grant Circle
At 177th St. Lexington Ave. "Sub"
Station—Near 177th St. Crosstown
Line.

Dr. Henry Ruhl Estate
On Virginia and Pugsley Aves., White
Plains Road and other highways.

Absolute Auction
To Be Sold Separately

Next Sat, July 15th
In Tent on Premises, at 2 P. M.

Elbridge G. Duval, Atty., 350 Madison Ave., N. Y. C.
Send for bookmap
67 Liberty Street
New York City
Telephone
Cortlandt 0744

JERE JOHNSON JR. CO.
REAL ESTATE AUCTIONEERS,
133 MONTAGUE STREET, BROOKLYN.

LONG ISLAND REAL ESTATE
L. G. WOLF, Exceptional bargains
on the North Shore.
1210 B'way, N. Y.

CONNECTICUT REAL ESTATE
Ladd & Nichols, Inc. 8 E. 40th St., N. Y.
Greenwich, Conn.

REAL ESTATE BROKERS
EDWIN H. HESS
Business Building Management
A Highly Specialized Service
250 FIFTH AVENUE
Phone Madison Square 8398

BUSINESS HESS PROPERTY
INC.
Douglas J. Elliman & Co.
15 EAST 40TH ST. Phone 3304

HOLT & MERRALL, Inc.
INDUSTRIAL REAL ESTATE
342 Madison Ave. Tel. Vanderbilt 4689.

JOSEPH MILNER
COMPANY
REAL ESTATE
505 8th Ave. Tel. Vanderbilt 3607.

WESTCHESTER
SALE OR RENT

YONKERS
\$1,500 buys 2-family house, hot water heat
and supply. Five rooms, bath in each
apartment; front and rear porches; electric
light, gas. Lot 25x100. Price \$1,500. Terms
Cash & Kramper, 248 So. B'way. Phone
Yonkers 6625.

NEW ROCHELLE
home on high ground, 8 rooms, 3 baths,
heated sun parlor, 2-car garage; large plot;
choice location; price asked \$25,000; make
offer; other special offerings; \$10,000 to
\$20,000. O'CONNOR REAL ESTATE
AGENCY, 248-251 Huguenot St. Tel. 534-
133 New Rochelle.

MODERN HOME, 8 large rooms, tiled
bath, hot water heat, gas and electricity;
2-car garage; convenient location; near
school and stores; possession. Asking
\$10,000. Must sell. O'CONNOR REAL ESTATE
AGENCY, 248-251 Huguenot St. Tel. 534-
133 New Rochelle.

\$10,000 WILL BUY, easy terms, this charming
6-room cottage, in beautiful residence
park; large plot; fruit and flowers in
abundance. M'CAN AGENCY, INC., 13
North Ave., New Rochelle. Telephone 780.

12-ROOM FRENCH ROOF DWELLING.
145 feet on Albany Post Road; garage;
excellent location for road house or restaurant; immediate possession. M'CAN &
BANNISTER CO., INC., 1001 Park St.,
Peekskill, N. Y.

HASTINGS
1-ROOM COTTAGE, bath, improvements;
garage; 30 minutes from 2 railroads; 2
minutes trolley; fruit trees. Plot 50x100.
\$6,300, satisfactory terms. L. HEIDRICH,
phone Hastings 1614.

RYE
RYE, N. Y.—Attractively furnished bungalow,
6 rooms; near beach; \$800 for the
balance of season; pleasant walk to trolley;
3 Fair Lawn, Rye 45.

LOTS IN MANOR, with water view, gas,
electricity, sewerage; near train, 25
acres, store, school and church; 18x100.
\$4,200.

ARTHUR S. HAWLEY
Tel. 431. 40 Boston Post Road.

Many of the BEST LOTS in all sections
Remain to be sold TO-DAY and TO-NIGHT

Forest Hills West
Auction News

Barney - Ahlers Construction Co.
of New York

Naughtin Construction Co.
Kew Gardens

George C. Johnson, Building Operator
Elmhurst

Richmond Hill Contracting Co.
D. H. Menton, Treas.

BOUGHT

Forest Hills

West

LOTS

Yesterday

Builders are Buying

AT

Forest Hills West

William Schlegel, of the Renting Susie Parks, METROPOLITAN
Office of the METROPOLITAN LIFE Clerk

LIFE Building

Frank Stead, ASTOR ESTATE Renting Agent

Clerks, Policemen, Butchers, Bakers
and Candlestick Makers, Mechanics
are all BUYING—"At Their Own Price"

Forest Hills West LOTS

The Boom is ON!

The LID IS OFF!

The LOTS are Going Fast!

Get Aboard—BUY A FEW LOTS and watch with PROFIT
to your Pocketbook FOREST HILLS WEST GROW

Continuation Auction Sale

TO-DAY

PENNSYLVANIA HOTEL 33rd St. & 7th Ave.

At 2 P. M. and 8 P. M.

and every Day thereafter until every LOT is Sold

REMEMBER it is the Pioneer who makes the BIG MONEY. Think
of it—getting an Opportunity to Pioneer in New York City
LOTS at Forest Hills West—10 Minutes from the Pennsylvania
Station, 33d Street and 7th Avenue—Four Miles nearer 42d
Street and Broadway than Jamaica.

Exceptionally Easy Terms 70% on Mortgage

My advice is GET ABOARD!

Buy a few of these

FOREST HILLS WEST LOTS.

Joseph P. Day
Auctioneer Inc.
67 Liberty Street, New York City

Telephone Cortlandt 0744